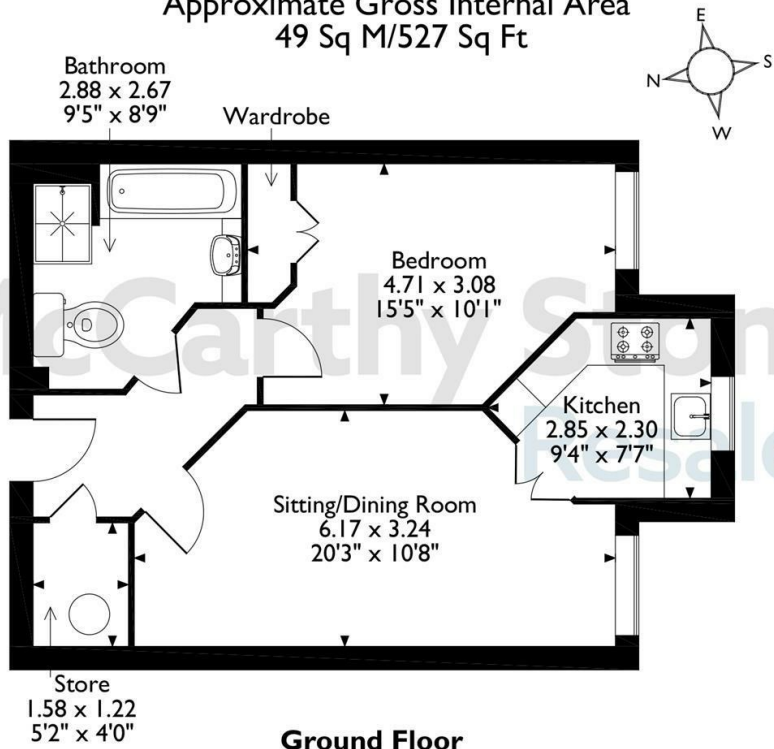


12 Portman Court, Grange Road, Uckfield, East Sussex
Approximate Gross Internal Area
49 Sq M/527 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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12 Portman Court

Grange Road, Uckfield, TN22 1FD



Asking price £130,000 Leasehold

A BRIGHT and SPACIOUS ONE BEDROOM retirement apartment, situated on the UPPER GROUND FLOOR of Portman Court. Benefitting from the SOUTH FACING aspect, the apartment also has lovely views from all windows, overlooking the beautiful LANDSCAPED GARDENS. The lounge features a modern electric fire and surround, whilst the DOUBLE bedroom offers plenty of storage within its built in WARDROBE.

Portman Court offers EXCELLENT COMMUNAL FACILITIES which include; an ON-SITE RESTAURANT, a HOMEOWNERS LOUNGE where social events take place, 24 hour staffing and careline system for PEACE-OF-MIND, a FUNCTION ROOM, a GUEST SUITE for visiting family and friends, beautiful LANDSCAPED GARDENS, and more!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Portman Court, Grange Road, Uckfield, East Sussex, TN22 1FD

Development Overview

Portman Court is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 60s, for those who wish to enjoy independent living but may need some domestic support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, electric economy 7-heating, fitted and tiled bathroom with shower and a 24 hour emergency call system.

Communal facilities include a homeowner’s lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by pull cords in your apartment as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Portman Court with additional domestic support available at an extra charge.

Portman Court is conveniently located close to the main High Street with a selection of shops.

This apartment is conveniently situated on the ground floor for easy access to the communal areas, but elevated above the landscaped gardens for security and peace of mind.

Entrance Hallway

Front door with spy hole leads to the entrance hall. Apello 24 hour emergency response pull cord system. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the living room, bedroom and bathroom.

Living Room

Living/dining room of generous proportions, boasting a feature electric fireplace which makes an attractive focal point in the room. Two ceiling light points, raised power points. TV & telephone points. Partially glazed double doors lead onto a



separate kitchen. A double window overlooks beautiful landscaped gardens. Emergency pull cord.

Kitchen

Fitted modern style kitchen with modern cupboard doors and co-ordinated work surfaces. Contemporary ceiling lights and an overhead electric heater with pull cord. Stainless steel sink with chrome mixer tap and electrically operated kitchen window. There is an integrated fridge and integrated freezer, and a fitted electric oven. There is also a fitted electric ceramic hob with extractor over. Emergency pull cord.

Double Bedroom

A spacious double bedroom with fitted double wardrobe. TV and phone point, ceiling light. Window overlooking gardens. Emergency pull cord.

Bathroom

Tiled and fitted with a low level panel enclosed bath and separate wet room style walk-in shower. WC, vanity unit with sink and mirror above and a wall mounted medicine cabinet. There are grab rails and non-slip flooring. Heated towel rail. Emergency pull cord.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge of £11,578.44 for the financial year ending 31/08/2026.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

1 Bed | £130,000

Lease Information

Lease: 125 years from 1st April 2008
Ground rent: £435 per annum
Ground rent review: 1st April 2038

Car Parking

Car parking is strictly on a first come first served basis.

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**** Entitlements Service**** Check out benefits you may be entitled to.
**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

